

**TOWN OF BUCKEYE, ARIZONA  
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

**REGULAR MEETING MINUTES**

**APRIL 26, 2005**

**7:00 P.M.**

**1. CALL TO ORDER:**

Chair Hawley called the meeting to order at 7:00 p.m.

**2. ROLL CALL:**

**Board Members Present:** Chair John Hawley, Annette Napolitano, Carol Kempiaik, Ruben Jimenez, Jim Zwerg, Dave Rioux and Tana Wrublik

**Board Members Absent:** None

**Council Members Present:** None

**Staff Present:** Dennis Zwagerman, Ian Dowdy, Bob Costello, Scott Zipprich and Connie Meadows

**3. APPROVAL OF MINUTES:**

Chair Hawley asked for a motion to approve the Workshop and Regular Meeting minutes of April 12, 2005. Member Napolitano made a motion to approve the Workshop and Regular Meeting minutes of April 12, 2005. The motion was seconded by Member Zwerg. The motion passed unanimously.

**4. WITHDRAWALS / CONTINUANCES / OLD BUSINESS: None**

**5. NEW BUSINESS: As Presented**

**5A. PP04-417: Preliminary Plat, Verrado Parcel 4.505:**

Request by Jill Kusy of Biskind, Hunt and Taylor for the approval of a Preliminary Plat within the Verrado community. This parcel is located adjacent to Sunrise Lane and east of Verrado Way. The Board previously allowed a special variance for this project with an 18 foot lot width minimum. The Developer determined they needed a 16 foot minimum lot width with 28 feet for the "Z" lots rather than 18 and 26. Mr. Dowdy stated an amendment to stipulation "11" to read as follows: All landscaping and irrigation plans shall be reviewed and approved by the Community Development Director, if applicable. Jill Kusy of Biskind, Hunt and Taylor presented the project to the Board. Chair Hawley opened the public hearing simultaneously for items 5A and 5B. There being no comments from the public, Chair Hawley closed the public hearing. Member Rioux stated that he is dissatisfied with the narrow lot widths. Member Wrublik made a motion to approve PP04-417 with the amended stipulation. The motion was seconded by Member Zwerg. The vote went as follows: Chair Hawley voted yay. Member Napolitano voted yay. Member Kempiaik voted yay. Member Jimenez voted yay. Member Zwerg voted yay. Alternated Member Wrublik voted yay. Alternate Member Rioux voted nay. The motion passed six to one.

**5B. PP05-14: Preliminary Plat, Verrado Parcel 4.616:**

Request by Jill Kusy of Biskind, Hunt and Taylor for the approval of a Preliminary Plat within the Verrado community. This parcel is located adjacent to Sunrise Lane and east of Verrado Way. The Board previously allowed a special variance for this project with an 18 foot lot width minimum. The Developer determined they needed a 16 foot minimum lot width with 28 feet for the "Z" lots rather than 18 and 26. Mr. Dowdy stated an amendment to stipulation "11" to read as follows: All landscaping and irrigation plans shall be reviewed and approved by the Community Development Director, if applicable. Jill Kusy of Biskind, Hunt and Taylor presented the project to the Board. Chair Hawley opened the public hearing simultaneously for items 5A and 5B. There being no comments from the public, Chair Hawley closed the public hearing. Member Rioux stated that he is dissatisfied with the narrow lot widths. Member Kempiaik made a motion to approve PP05-14 with the amended stipulation.

The motion was seconded by Member Jimenez. The vote went as follows: Chair Hawley voted yay. Member Napolitano voted yay. Member Kempiake voted yay. Member Jimenez voted yay. Member Zwerg voted yay. Alternated Member Wrublik voted yay. Alternate Member Rioux voted nay. The motion passed six to one.

**5C. PP04-283: Preliminary Plat, Rainbow Ranch:**

Request by Gary Jones on behalf of United Engineering Group for the approval of a Preliminary Plat of a residential subdivision consisting of 153.49 acres, 610 lots to be located on the northeast corner of Rainbow Road and Broadway Road (NE corner). It is a portion of the Southwest quarter of Section 23 Township 1, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Mr. Dowdy presented an amended staff report stating that Mr. Scoutten added stipulations "u", "v", "w", "x" and "aa" to read as follows:

- u. The existing irrigation well site located at the northwest corner of the project shall be dedicated to the Town at no cost by the Home Owners Association upon abandonment of the well and site for irrigation purposes;
- v. Pavement sections for all streets shall be determined in accordance with a Town Engineer-approved Geotechnical analysis, but shall not be less than the Town standard sections;
- w. Prior to closing the last ten (10) percent of the houses within the project, or as otherwise approved by staff, the Developer shall pay a pro rata share, based on acreage, of the cost of up to eight (8) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of cost (25 percent share of 4 signals, 50 percent share of 4 signals, and 100 percent share of 1 signal, and based on an anticipated signal cost of \$200,000 each);
- x. The Developer shall provide a traffic report along with the final improvement plans which addresses needed roadway improvements for Rainbow Road and Broadway Road and the intersection of the two streets to provide additional capacity for traffic generated by this project;
- aa. The developer shall address the following prior to submittal of the final plat:
  - a. No lot widths shall be less than fifty feet in width
  - b. The minimum right-of-way for local streets shall be no less than fifty feet

Paul Gilbert representing Inca capital and Rainbow Ranch along with Mike Zipprich were present. Mr. Gilbert gave a description of the proposed project which consists of 23.7 acres of open space representing 16 percent of the total project. This plat contains a lot width minimum of 48 feet for 17 percent of the lots, 52 percent will be 53 feet wide and 31 percent will be 58 feet wide. Mr. Gilbert stated he will comply with Staff's request to provide an additional tot lot within the plat. He will also specify the maximum lot coverage on the final plat which will be 45 percent. Mr. Gilbert stated that the balance of the lots is well above the 50 foot requirement. The staff report states the project must have a minimum lot width of 50 feet and a minimum local street width right of way of 50 feet. Mr. Gilbert is providing a right of way of 40 feet with 32 feet of pavement without infringement on any utilities. Mr. Gilbert believes at a previous meeting that safety concerns were addressed and were satisfactory to both fire and police and it was agreed that if they provided a 32 foot paving section to address the fire safety issues that staff would recommend approval. Mr. Costello reviewed the 32 foot cross sections and stated they are consistent with the plat. Mr. Costello also stated that the nearest fire department is in Rainbow with a two to three minute response time. Mr. Gilbert stated that since the ordinance has not been changed they will continue to follow the existing codes and meet all requirements.

Member Rioux asked Mr. Gilbert if this project was vested. Mr. Gilbert stated they are not vested nor do they have an approved preliminary plat at this time.

Member Zwerg asked how the half streets will be addressed. Mr. Zipprich referred to stipulation "x" which states: The Developer shall provide a traffic report along with the final improvement plans which addresses needed roadway improvements for Rainbow Road and Broadway Road and the intersection of the two streets to provide additional capacity for traffic generated by this project. Mr. Gilbert stated his client will make all street improvements along Rainbow and Broadway to and including the intersection of the two side streets.

Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing.

Member Rioux made a motion to continue PP04-283 to the next Development Board hearing on May 10, 2005 and recommended Staff and Mr. Gilbert further discuss this project. Member Napolitano seconded the motion. The motion passed unanimously.

*ITEMS 5D-SP04-365 AND 5E-PP05-21 WERE HEARD SIMULTANEOUSLY.  
PUBLIC HEARING FOR ITEMS 5D-SP04-365 AND 5E-PP05-21 WERE OPENED SEPARATELY.*

**5D. SP04-365: Site Plan, Sundance Towne Centre:**

Request by Manjula Vaz of Gammage and Burnham representing Vestar Development for site plan approval of a 74 acre retail development located at the southwest corner of Interstate 10 and Watson Road in Buckeye, Arizona.

**5E. PP05-21: Preliminary Plat, Sundance Towne Centre:**

Request by Manjula Vaz of Gammage and Burnham representing Vestar for the approval of a Preliminary Plat of a commercial site within the Sundance Master Planned Community. This site is on the northwest corner of Watson Road and Yuma Road.

Mr. Dowdy presented an amendment to stipulation "17" to read as follows:

The master sign plan per the approved site plan for the entire project will control the number, location, and type of signs and signs will not be determined on a lot by lot basis. This site shall be limited to:

- a. One (1) 250 square foot Freeway Commercial sign
- b. One (1) 72 square foot sign no higher than eight feet, per each five hundred feet of street frontage or, one (1) 144 square foot Tennant Sign no higher than 18 feet for each 500 feet of street frontage, provided there will be no more than a total of six free-standing signs along the Watson Road frontage and a total of three free-standing signs along the Yuma Road frontage for a maximum total of nine freestanding signs and provided the maximum square footage of all of the free-standing signs does not exceed 648 square feet.

Manjula Vaz, of Gammage and Burnham representing Vestar Development was present. Eric Zoberist of DFD Conoyer Hedrick gave a site plan overview. Derrick Bailly, of Kimley Horne spoke about the traffic impact. Chair Hawley opened the public hearing. Ms. Vaz stated that a year ago there was a concept plan for this site which included a proposed auto mall. However, no further discussion or plans have been made regarding an auto mall on this site. **Mr. Williams Rogers**, Sundance Active Adult Community resident, stated his concern over the impact of traffic that this project would create and also had some concerns regarding the disclosure regarding the site plan. **Mr. Vince Goich**, Sundance Active Adult Community resident, stated his concerns regarding traffic patterns and possible industrial being planned for this site. There were various questions regarding traffic studies including traffic signal placement. Mr. Zipprich discussed future traffic control devices and speed limit issues. Ms. Vaz stated there are plans for light industrial in the future which may include office space. Mr. Dowdy stated that Vestar will be required to come forward with any additional plans for this site, however for the items in question all disclosures have been presented to Staff. **Mr. Charles Norris**, Sundance Active Adult Community resident, was concerned about the signage for this project. Member Rioux asked if any signage light will intrude into the Sundance Community. Paul Blair, Blair Industries elaborated on the signage size, placement and lighting, stating there will be no illuminating problems into the Sundance Community. Vestar stated that the Towne Centre is scheduled for groundbreaking in the third quarter of 2005 with the project opening by the third quarter of 2006. Several members of the community requested the Vestar Power Point presentation be part of the minutes for this meeting. Ms. Vaz stated that the presentation will be available on the Vestar website at [www.vestar.com](http://www.vestar.com). Ms. Vaz also stated that she may be contacted for hard copies of the presentation. There being no further comments from the public, Chair Hawley closed the public hearing. Ms. Vaz requested an amendment to stipulation "17" and the deletion of stipulations 18, 19, 20, 21, and 22.

Chair Hawley asked for a motion on item 5D-SP04-365. Member Napolitano made a motion to approve SP04-365 with the amendment to stipulation 17 and the deletion of stipulations 18, 19, 20, 21, and 22. Member Rioux seconded motion. The motion passed unanimously.

Chair Hawley asked for a motion on item 5E-PP05-21. Member Napolitano made a motion to approve PP05-21 with the amendment to stipulation 17 and the deletion of stipulations 18, 19, 20, 21, and 22. Member Rioux seconded motion. The motion passed unanimously.

**6. COMMENTS FROM THE PUBLIC:** None

**7. REPORT FROM STAFF:**

Staff reported that the next Development Board meeting will be held on May 10, 2005.

**8. REPORT FROM THE DEVELOPMENT BOARD:** None

**9. ADJOURNMENT:**

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Jimenez seconded the motion. The Meeting adjourned at 9:35 p.m.